

ERF 798, 22 SUSAN ROAD AND ERF 802, 12 VALSBAAI ROAD, PRINGLE BAY: APPLICATION FOR CONSOLIDATION: I.C. @ PLAN ON BEHALF OF AJ & MA REYNOLDS

Notice is hereby given in terms of Section 48, read with Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for the consolidation of Erven 798 & 802, Pringle Bay to create a consolidated erf of $\pm 1629\text{m}^2$ in extent

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and at the Betty's Bay Library, Clarence Drive, Betty's Bay. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) on or before **13 January 2023**, quoting your name, address and contact details, interest in the application, and reasons for comment. Telephonic enquiries can be made to **Ms. H. van der Stoep** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 798, SUSANWEG 22 EN ERF 802, VALSBAAIWEG 12, PRINGLEBAAI: AANSOEK OM KONSOLIDASIE: I.C. @ PLAN NAMENS AJ & MA REYNOLDS

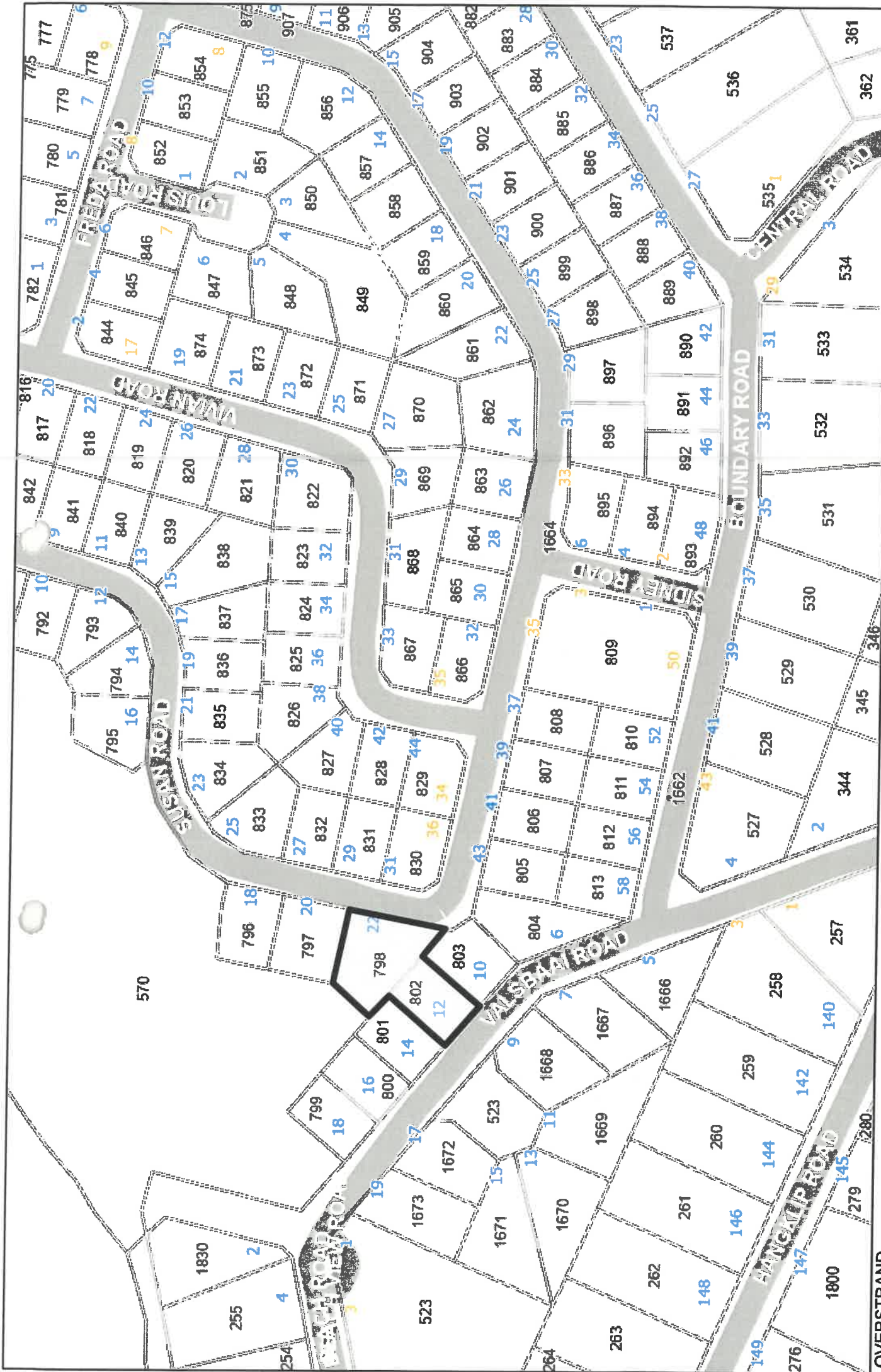
Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(e) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om konsolidasie van Erwe 798 & 802, Pringlebaai om 'n gekonsolideerde erf van $\pm 1629\text{m}^2$ te skep.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai. Enige skriftelike kommentaar moet ingevolge die bepalinge van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) bereik voor of op **13 Januarie 2023** met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA SAMA-798, 22 SUSAN ROAD NESIZA SAMA-802, 12 EVALSBAAI ROAD, EPRINGLE BAY: ISICELO SOKUQINISA: I.C. @ PLAN EGAMENI LIKAAJ & MA REYNOLDS

Isaziso sinikwe ngokuphathelele kwiCandelo lama-48 - lomThetho kaMasipala wesiLungiso wase-Overstad kuYilo lokuSetyenziswa koMhlaba kaMasipala (*the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning*), 2020, (UmThetho kaMasipala ukuba isicelo sifunyanelwe ukuqinisa isiza sama- 798 & 802, ePringle Bay ukwenza ukudityaniswa kwezisiza se- $\pm 1629\text{m}^2$ kubukhulu.

Inkcukacha ezipheleleyo ziyafumaneka ukuba zihlolwe ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus kunye nakwiThala lwencwadi laseBetty's Bay, eClarence Drive, Betty's Bay. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-13 uJanuwari 2023** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **Nksk. H. van der Stoep** kule nombolo yomxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



Background & Motivation:

Erf 798 is situated at 22 Susan Road and Erf 802 is situated at 12 Valsbaai Road. The owners recently bought the two properties which was also jointly owned by the previous owners, and which share a common boundary of ±20m. They now wish to consolidate the two properties.



Figure 1: Shared boundary

Erf 802 contains an existing dwelling which currently access Erf 798 via a boardwalk, leading to a wooden deck which has beautiful views over the natural fynbos and the ocean.

Property Description	Erf 798 Pringle Bay	Erf 802 Pringle Bay
Size	1029m ²	600m ²
Title Deed Numbers	T25367/2022	T26482/2022
Mortgagee	There are no bonds registered over the properties	
Property Owner	Adrian James Reynolds & Maureen Anne Reynolds	
Existing Zoning	Residential Zone 1: Single Residential	
Existing Use	Residential and recreation	

Table 1: Property information

The proposal entails the consolidation of two SR1 erven – creating a larger erf than what is currently found in the area – and will accordingly not have a negative impact on the character of the surrounding area.

The proposal is in line with the criteria set out in the Spatial Planning Land Use Management Act (Act 16 of 2013) (SPLUMA) and the Western Cape Land Use Planning Act (Act 3 of 2014) (LUPA) in so far as it adheres to the five development/planning principles that a new proposal should consider. This includes the following:

- **Spatial justice:** The proposed development does not impede this principle as the development of the site does not exclude anyone from equitable access to the resources and opportunities that the Overstrand has to offer.
- **Spatial Sustainability:** This principle refers to the protection of valuable agricultural and environmental sensitive land. Spatial sustainability also refers to the prevention of urban sprawl and the consideration of current and future costs of infrastructure. The proposal is accordingly in adherence.
- **Spatial Efficiency:** dictate the optimum use of existing resources and infrastructure. It also requires the minimalization of negative impacts in terms of financial, economic and environmental impacts. The proposal for consolidation will make use of existing infrastructure and will have no financial, economic or environmental impact.
- **Spatial resilience** refers to flexibility in spatial plans, land use management and policies to ensure sustainable livelihoods most likely to suffer the impact of environment or economic shocks. The proposal will not negatively impact on this principle.
- **Good Administration** principle focus on an integrated development approach and will not be impacted on by the proposal.

The proposal adheres to the requirements of the By-Law and is consistent with the Spatial Development Framework(s) for the area. It will not have any negative socio-economic impact and will be compatible with the surrounding uses. No impact on the health, safety or wellbeing of the surrounding community is foreseen. Furthermore, the proposal does not trigger any of the listed activities in terms of NEMA or the National Heritage Resources Act. There will be no impact on the external engineering services or on access, transport or traffic.

In terms of the above, it is envisaged that Council favorably considered the application.

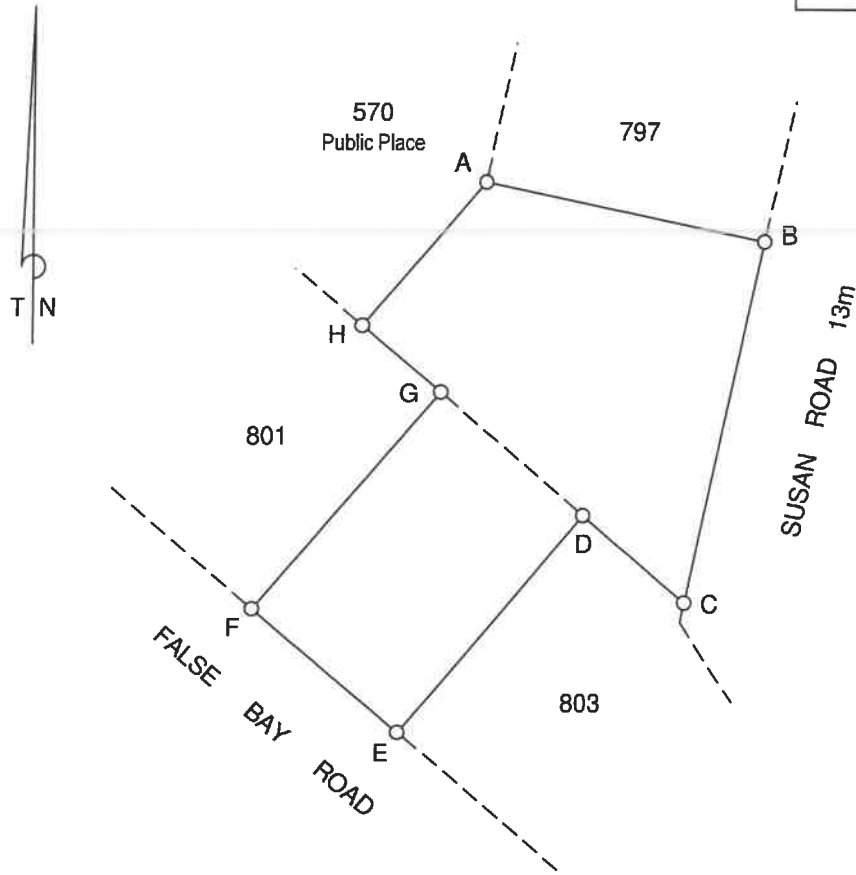
COMPONENTS

1. The figure A B C H represents Erf 798 Pringle Bay, vide General Plan No. TP 8158
2. The figure G D E F represents Erf 802 Pringle Bay, vide General Plan No. TP 8158

S.G. No.

APPROVED

for
Surveyor-General
Date



SCALE 1:750

The figure A B C D E F G H represents 1629 square metres of land, being **ERF 1917 PRINGLE BAY** (and comprises the properties 1. and 2. above)

Situate in Pringle Bay Township Extension No. 3
in the Overstrand Municipality
Administrative District of Caledon
Province of Western Cape

Compiled in October 2022
by me

L.A. VAN DYK (PLS 1069)
Professional Land Surveyor

This diagram is annexed to
Deed of
Number
dated
i.f.o.

Registrar of Deeds

The original diagrams
are as quoted above.

S.G. File : S/13048/8/1 (Vol.)
S.R. No. COMPILED
Comp : BHST-3344 (M581)

General Plan No. TP 8158
LPI C0160017